

He should first of all look for the earliest deed to start his abstract. (This will be the "root of title" deed referred to in Chapter II.) If the property is freehold this deed must be at least thirty years old. In the case of leasehold property the purchaser is entitled to an abstract or copy of the original lease, and to thirty years' title under the lease going back from the date of the contract for sale. This means that the abstract to leasehold property will start with the lease and then (if the lease is more than thirty years old) leave a gap, continuing with a deed thirty years or more old under which some purchaser became possessed of the lessee's interest in the property. Where there have been several changes of ownership in the period between the lease and the commencement of the thirty years, the solicitor's clerk will, of course, avail himself of the right to omit these earlier deeds, but if there are only one or two assignments, it is not unwise to abstract them shortly so as to show a complete chain of ownership. Where, however, the production of such earlier deeds is likely to give rise to any questions or requisitions on the part of the purchaser's solicitor, it is wise to leave them out.

If there is an earlier abstract of title with the

deeds, the task of the solicitor's clerk
may be
lightened. On perusing it he can look
for his "root
of title" deed and if it has been
correctly ab-
stracted, he can copy it out for his new
abstract
(together with all the other deeds in
the abstract)
and confine himself to adding to the new
abstract,
the deeds and documents of title which
follow the
last deed abstracted.

We will assume, however, that the
solicitor's